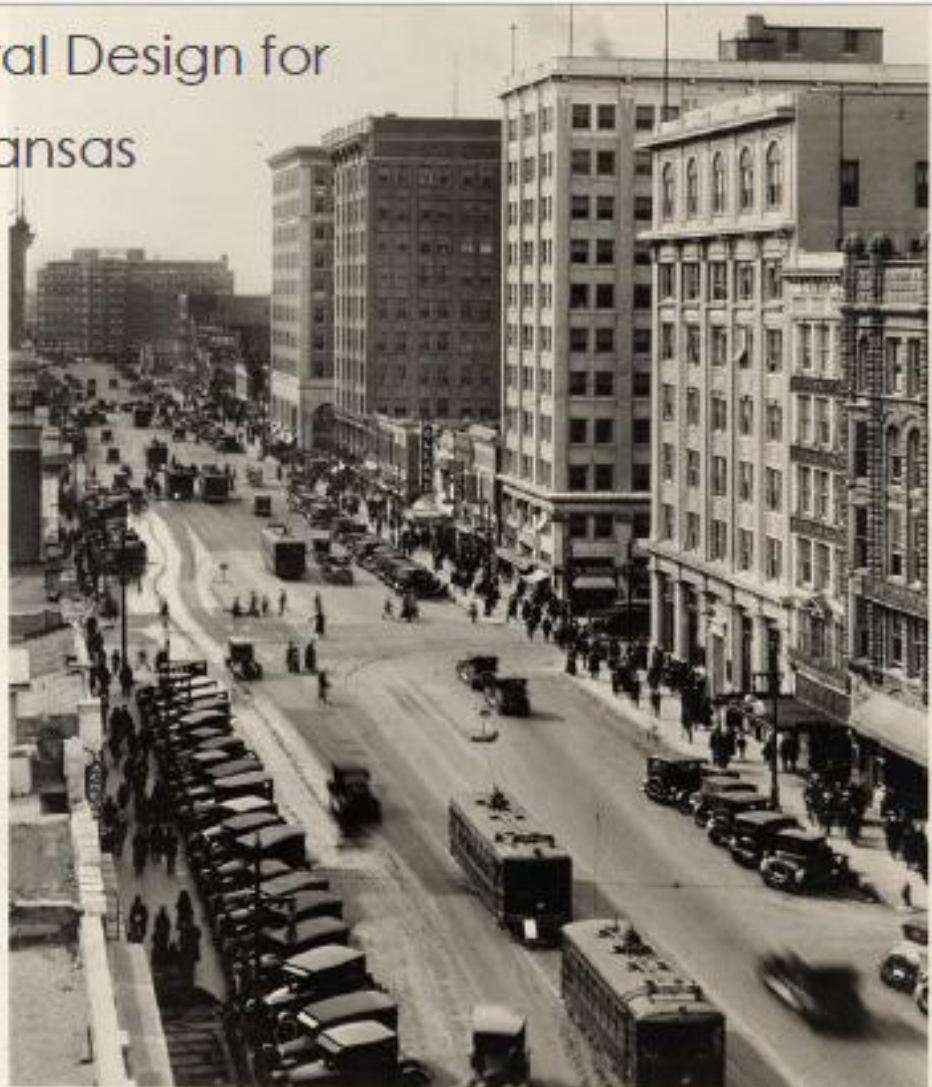


Making the State Environs Law Work for You

Successful Architectural Design for Downtown Wichita, Kansas

Important tips for
property owners,
developers,
real estate agents,
architects,
contractors,
sign companies,
municipal planners,
and other interested parties



DOUGLAS AVENUE, WICHITA

PHOTO BY HERBERT E. HODGSON

Most of downtown Wichita is affected by the 500-foot environs that surround historic register properties.

- [[Designations on this map are current as of 8/2009]]

6

Numbered Design Areas

1. Locate your property of interest and corresponding Design Area Number on the map at right.
2. Turn to an enlarged view of your selected Design Area (pages 10-50)
3. Review the Architectural Context that applies to your property.



Design Area 2, Architectural Context

Historic buildings that create Environs:

1. Occidental Hotel, 300 N Main
2. Lassen Hotel, 155 N Market
3. Farmers and Bankers Insurance Company Buildings, 212 N Market and 200 E First
4. Orpheum Theater, 200 N Broadway
5. Scottish Rite Temple, 324 E First
6. Hayford Buildings, 255 N Market and 115-127 E Second

Character-defining features:

Multi-story

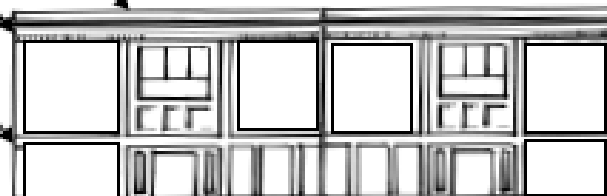
Strong horizontal banding

Well-defined cornices

Flat roofs with parapet walls



Farmers & Bankers Insurance Building



Long facades are divided into vertical masses that create visual relief from vast modern expanses.

Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 2 to 6 stories in height.

Massing:

Rectangular, 4 to 8 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:


Historic materials are brick, limestone and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.

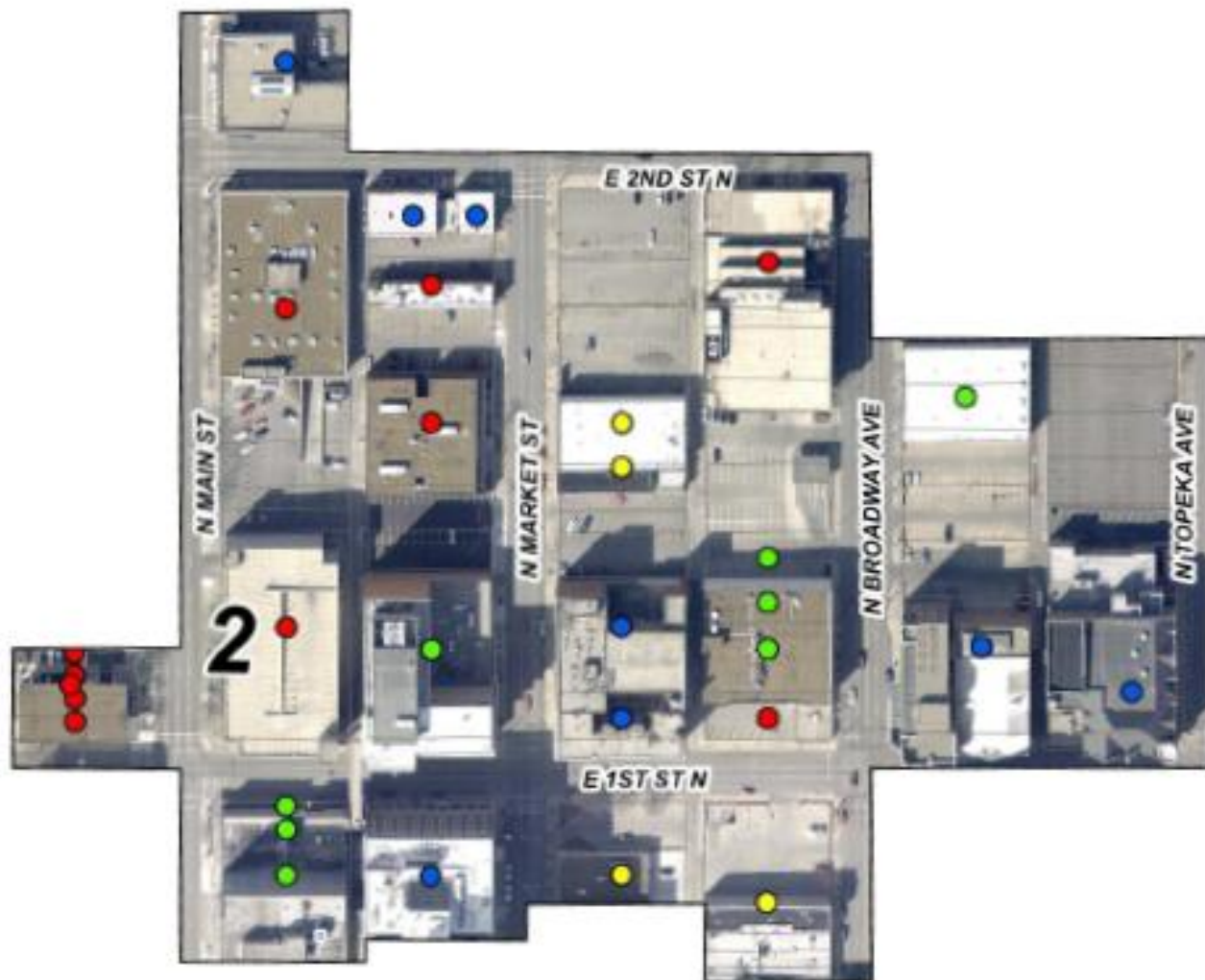


Lassen Hotel

Design Area 2

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

	Listed on state or national historic register
	Eligible to be listed on state or national historic register (individual nomination)
	Eligible to be listed on state or national historic register (part of multiple property nomination)
	Not eligible for any historic register



Design Area 3, Architectural Context

Historic buildings that create Environs:

1. Lassen Hotel, 155 N Market
2. Kress Building, 224 E Douglas
3. Brown Building, 105 S Broadway
4. Wheeler Kelly Hagny Building, 120 S Market
5. Kauffman Building, 212 S Market
6. Ellis-Singleton (Petroleum) Building, 221 S Broadway

Character-defining features:

Multi-story

Strong vertical bays

Well-defined cornices

Flat roof with parapets



13

Kress Building



Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 3 to 6 stories in height.

Massing:

Rectangular, 4 to 6 bays wide by 4 to 6 bays deep; zero lot line.

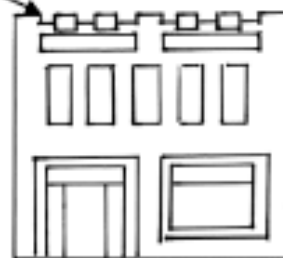
Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: vertical bays; articulated pilasters; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.



Materials:

Historic materials are brick, terra cotta and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.




Commercial building design is composed of a distinct cap, middle, and base.

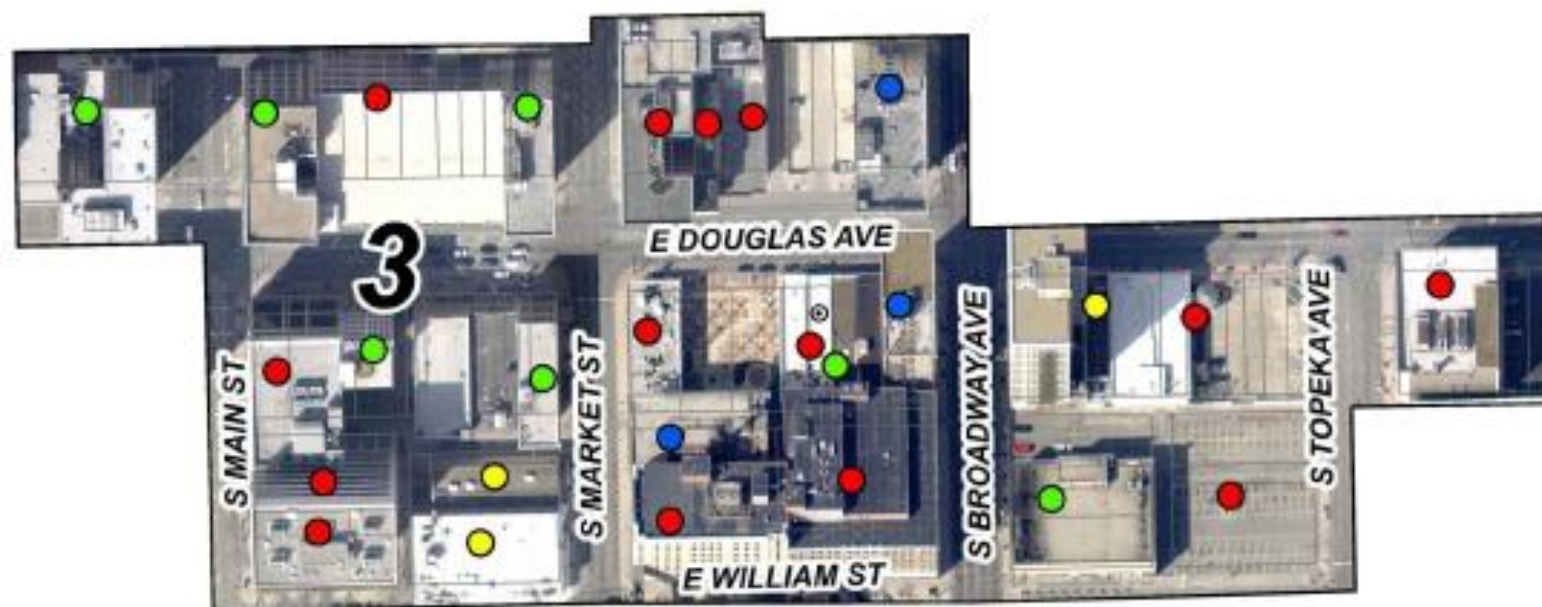


Brown Building

Design Area 3

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

	Listed on state or national historic register
	Eligible to be listed on state or national historic register (individual nomination)
	Eligible to be listed on state or national historic register (part of multiple property nomination)
	Not eligible for any historic register



Design Area 5, Architectural Context

Historic buildings that create Environs:

1. Warehouse and Jobbers Historic District bounded by Douglas, Santa Fe, Washington and Second Streets
2. International Harvester Building, 355 N Rock Island
3. Keep Klean Building, 800 E Third

Refer to the Old Town Overlay District Design Guidelines, online at <http://www.wichita.gov/CityOffices/Planning> or contact the Wichita Historic Preservation Office in the Metropolitan Area Planning Department at 316.268.4421

Character-defining features:

Multi-story warehouse

Loading docks and doors

Flat roofs with parapets

Well-defined cornices

Steel frame casement windows



Keep Klean Building



Scale:

Floor-to-floor height should appear similar to the surrounding historic buildings and horizontal alignment of façade elements should be maintained. New structures should be 1 to 3 stories in height.

Massing:

Rectangular, 3 to 5 bays wide by 4 to 6 bays deep, zero lot line.

Rhythm:

Create visual compatibility with historic structures through simplified interpretations of traditional building elements such as: loading docks and doors; simplified cornice; solid-to-void ratio similar to historic buildings within the area; building is oriented parallel to the lot lines.

Materials:

Historic materials are brick and cast stone. New materials having demonstrated durability that replicate textures of the historic materials are appropriate. Do not use replica materials that would create a false historic fabric.



Wholesale Grocery Warehouse

Design Area 5

Refer to the Architectural Context on the opposite page and the Standards in Appendix I or Appendix II, whichever is appropriate to the color of your selected property.

	Listed on state or national historic register
	Eligible to be listed on state or national historic register (individual nomination)
	Eligible to be listed on state or national historic register (part of multiple property nomination)
	Not eligible for any historic register



Design Area 8

If your building of interest is marked with a green or yellow dot, contact the Wichita Historic Preservation Office for information on historic register listing, 316.268.4421.

	Eligible to be listed on state or national historic register (individual nomination)
	Eligible to be listed on state or national historic register (part of multiple property nomination)
	Not eligible for any historic register



Design Area 8

At the time of this publication, no buildings in this area were within a historic environs, therefore no Architectural Context applies.

NOTE: Some buildings here are marked as eligible for listing on a historic register. Listing of such buildings is done at the property owner's request, usually for the purpose of accessing related financial incentives.

If buildings in this, or adjacent Design Areas, become listed on a state or national register in the future, an Architectural Context and environs review would come into effect.

Historic Preservation staff recommends that you contact the City of Wichita Historic Preservation Office to determine the current status of this area before beginning a design project. 316.268.4421

Sign Guidelines for Structures Listed on the State or National Register



Review is required for all signs at each site. Application to the Office of Central Inspection for a sign permit will trigger review by the Historic Preservation Office. Applications for Historic Preservation review shall include drawings/graphics/photos indicating the sign legend, location, dimensions, construction, and structural design as required by the City of Wichita Sign Code.

Types

Flush-mounted wall signs shall be located within existing decorative moldings, transom panels, etc. on the structure to create "sign panels." If no such architectural features exist, new signs should not obscure any other significant façade features. Size shall not exceed approximately 20% of the total wall area.

Pole-mounted signs shall have an effective area not greater than thirty-two square feet.

Projecting signs shall be located near the business entrance in accordance with the Sign Code. Note that other approvals may be required to allow a sign to overhang the public right-of-way.

Window signs may be painted or applied to the window surface; size shall not exceed approximately 25% of the total window area.

Directory signs for several tenants in a single-entrance building shall be aligned as a group or located within a single panel. Buildings with separate entrances for various tenants may have single signs or multi-tenant sign panels at their relevant entrances.

Materials

Materials shall be compatible with that of the building façade. Paint or vinyl graphics applied to wood, metal, or other durable materials are appropriate. Individually-shaped, non-illuminated letters of any material are acceptable. Preserve historic signs including painted signs ("ghost signs") where they exist. New cabinet signs with plastic faces are prohibited. Existing plastic-faced cabinet signs may be retained; change of graphics is allowed.

Lighting

The light for a sign shall originate from an indirect, external source. Neon lighting is allowed. Translucent plastic cabinet signs with internal illumination are prohibited. An exception to the internal illumination policy is made for metal faces with push-through or backup plastic lettering. Exceptions are also made for lighted channel letters and halo-lighted letters.




Electronic Message Signs

No electronic message signs shall be permitted, except on or for theater buildings. Electronic message signs for theaters shall be considered on a case-by-case basis by the Historic Preservation Board.

Awnings and Canopies

Original awnings and canopies should be retained where feasible. When replacement is necessary, or when adding canopies or awnings where none previously existed, use styles similar to those used in the historic context of Wichita's downtown area: Examples: fixed metal canopies; fabric awnings mounted within the window frame.

Appendix II:

	Development of structures that are eligible to be listed on the State or National Historic Register (individual nomination)
	Development of structures that are eligible to be listed on the State or National Historic Register (in multiple property nomination)
	Development of structures that are not eligible for any historic register

The Wichita Historic Preservation Board reviews projects for buildings in the green, yellow, and red categories to determine whether they “encroach upon, damage, or destroy” the *environs* of a listed historic property.

The tool for this review is the Kansas Standards and Guidelines for Evaluating the Effect of Projects on Environs (page 56) and Chapter 24.04 (Sign Regulation) of the Wichita Code of Ordinances (page 59)

Buildings eligible for listing on a register are not required, but may follow the Secretary of the Interior’s Standards for Rehabilitation (National Park Service) and are encouraged to do so for best success in the review process.



TIP:

The decision to nominate an eligible structure to a historic register is at the discretion of the property owner. The first assessment of eligibility requires that (a) the building be at least 50 years old, and (b) the building retains its original architectural features. Technical assistance and certain financial incentives may apply if eligible buildings achieve a register listing. Contact the Wichita Historic Preservation Office. 316.268.4421

Sign Guidelines for Structures Eligible/Not Eligible to be Listed on the State or National Register



Environs Review is required for all signs at each site. Application to the Office of Central Inspection for a sign permit will trigger the sign review by the Historic Preservation Office. Applications for Historic Preservation review shall include drawings/graphics/photos indicating the sign legend, location, dimensions, construction, and structural design as required by the Sign Code of the City of Wichita.

Types

Flush-mounted wall signs shall be located within existing decorative moldings, transom panels, etc on the structure to create "sign panels." If no such architectural features exist, new signs should not obscure any other significant façade features. Size shall not exceed approximately 20% of the total wall area.

Pole-mounted signs shall have an effective area not greater than thirty-two square feet.

Projecting signs shall be located near the business entrance in accordance with the Sign Code. Note that other approvals may be required to allow a sign to overhang the public right-of-way.

Window signs may be painted or applied to the window surface; size shall not exceed approximately 25% of the total window area.

Directory signs for several tenants in a single-entrance building shall be aligned as a group or located within a single panel. Buildings with separate entrances for various tenants may have single signs or multi-tenant sign panels at their relevant entrances.

Materials

Materials shall be compatible with that of the building façade. Paint or vinyl graphics applied to wood, metal, or other durable materials are appropriate. Individually-shaped, non-illuminated letters of any material are acceptable. Preserve historic signs including painted signs ("ghost signs") where they exist. New cabinet signs with plastic faces are prohibited. Existing plastic-faced cabinet signs may be retained; change of graphics is allowed.

Lighting

The light for a sign shall originate from an indirect, external source. Neon lighting is allowed. Translucent plastic cabinet signs with internal illumination are prohibited. An exception to the internal illumination policy is made for metal faces with push-through or backup plastic lettering. Exceptions are also made for lighted channel letters and halo-lighted letters.

Electronic message signs

Not more than one electronic message sign shall be permitted on a zoning lot. Animated, flashing, moving, or scrolling electronic message signs are not permitted. An exception is made for scrolling signs that display only time and temperature.

Static electronic images or messages shall not change more than once every three seconds.

All electronic message signs shall contain dimming controls to ensure the sign is appropriately dimmed at night. The maximum nighttime brightness and/or light intensity shall not exceed 3,000 nits (or equivalent).



Development works for historic buildings

